

AGENDA
METROPOLITAN AREA PLANNING COMMISSION
Thursday, April 8, 2021
1:30 PM

The **virtual** meeting of the Metropolitan Area Planning Commission will be held on **April 8, 2021** at **1:30 PM** in the City Hall Building, 1st floor - City Council Chambers, 455 N. Main, Wichita, Kansas

The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Century II – Room 101B – 225 West Douglas Avenue, Wichita, Kansas 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

Please see the end of this agenda for instructions on Public Virtual participation.

1. **Approval of the prior MAPC meeting minutes**
March 18, 2021
2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**
Items may be taken in one motion unless there are questions or comments.
 - 2.1 **SUB2021-00009: One-Step Final Plat – BUFFALO GROVE ADDITION; located on the northeast corner of East Pawnee Road and South 127th Street East.**

RECOMMENDED ACTION: **APPROVED 5-0**
3. **PUBLIC HEARING – VACATION ITEMS**
ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM.
Items may be taken in one motion unless there are questions or comments.
Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 271 West Third Street, 2nd Floor, Ste #201, Wichita, Kansas.
 - 3.1 **VAC2021-00010: City Vacation of a portion of a platted setback to permit porch addition on property zoned SF-5 Single Family Residential, generally located on the north side of West Pawnee Avenue and two blocks east of South Meridian Avenue (2124 W Pawnee).**

RECOMMENDED ACTION: **DEFERRED (04-15-2021)**
 - 3.2 **VAC2021-00011: City Vacation of ingress/egress reserve located approximately 740 feet south of E. Harry St. on the west side of S. Greenwich Rd.**

RECOMMENDED ACTION: **APPROVED 6-0**
 - 3.3 **VAC2021-00012: City Vacation of platted utility easements; generally located approximately one-quarter mile south of Kellogg on the west side of Ridge Rd.**

RECOMMENDED ACTION: **APPROVED 6-0**

4. PUBLIC HEARINGS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM.

- 4.1 **CON2021-00004 with ZON2021-00003: (Deferred from 03/04/2021)** City zone change from GC General Commercial to GI General Industrial in association with CON2021-00004 for a conditional use for wrecking/salvage; generally located south of E. 29th Street North between North Park Place and North Market Street, Lots 27 through 34, Montrose Park Addition (2929 N. Market)

PRESENTING PLANNER: **Kathy Morgan**

- 4.2 **ZON2021-00004: (Deferred from 03/04/2021)** City Zone Change from SF-5 Single-Family Residential to MF-29 Multi-Family Residential to build apartments, Generally located 600 feet south of East Harry Street and within one-quarter mile West of South Webb Road (9220 E. Osie).

PRESENTING PLANNER: **Matthew Williams**

- 4.3 **CON2021-00009:** County Conditional Use to allow camper and boat storage on property zoned RR Rural Residential in the Goddard Area of Influence; generally located on the south side of W 6th Street and one-eighth mile east of S 199th Street West (19721 W. 6th Street South)

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.4 **CON2021-00010-** City of Wichita located approximately 440 feet south of W. 61st St. N. on Fairfield Ave. at 6121 N Fairfield Ave. Applicant is requesting a Conditional Use for an Accessory Apartment within an existing garage/storage building.

PRESENTING PLANNER: **Kathy Morgan**

- 4.5 **CON2021-00011:** City Conditional Use for a utility, major located approximately 1200 feet east of the intersection of W. 13th St. N. and N. Ridge Road. **associated with BZA21-00010.**

PRESENTING PLANNER: **Kathy Morgan**

- 4.6 **CUP2021-00013 with ZON2021-00011:** County zone change from SF-20 Single-Family and LC Limited Commercial to GC General Commercial located approximately 1400 feet south of I-235 on the west side of S. Meridian Ave. Associated with CUP 2021-00013.

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.7 **PUD2021-00002:** City zone change to create PUD Buffalo Grove PUD #83; generally located on the east side of S. 127th St. E. and north of E. Pawnee Rd. at the northeast corner of S. 127th St. and E. Pawnee Rd.

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.8 **ZON2021-00009**: City zone change from LC Limited Commercial and SF-5 Single-Family Residential to GC General Commercial to allow construction sales and services; generally located north of East 55th Street South on the east side of South Broadway Avenue (5326 South Broadway).

PRESENTING PLANNER: **Bill Longnecker**

- 4.9 **ZON2021-00010**: County rezoning from RR Rural Residential to SF-20 Single-Family Residential; generally located at the southeast corner of North 183rd St. W. and W. 4th St. North.

PRESENTING PLANNER: **Kathy Morgan**

5. **NON-PUBLIC HEARING ITEMS**
NONE

6. **Other Matters/Adjournment**

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION due to COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted “virtually” using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend a virtual connection site in-person (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	BPagan@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. 3 rd Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316-858-7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

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Attend a Virtual Connection Site In-Person

You may also participate in the hearing by going to meeting room 101B at Century II (225 West Douglas) to participate in the Planning Commission meeting by “virtual” connection. Planning Department staff members will be available to assist in your participation at this location. This option is intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (268-4464) by 5pm, 3 days prior to the meeting.

Scott Wadle, Secretary

Wichita-Sedgwick County Metropolitan Area Planning Commission